



## Council Report

**To:** The Honorable Mayor and City Council

**From:** Maxine Calloway, Esq., AICP, Director of Community Planning & Development

**Date:** July 9, 2013

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY AND OBTAIN THE REQUIRED PETITIONS TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS THE 'SOUTH ALHAMBRA HEIGHTS ANNEXATION AREA' (PREVIOUSLY REFERRED TO AS AREA 6), BORDERED ON THE NORTH-SIDE BY NORTHWEST 121ST STREET, ON THE EAST-SIDE BY NORTHWEST 2ND AVENUE, ON THE SOUTH-SIDE BY NORTHWEST 119TH STREET, AND ON THE WEST-SIDE BY NORTHWEST 7TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

### **RECOMMENDATION**

That the Mayor and Council approve the Resolution authorizing the City administration to collect data, prepare a formal application for submission to Miami-Dade County and obtain the required petitions to annex into the City of North Miami, an area known as the 'South Alhambra Heights Annexation Area' (previously referred to as Area 6), bordered on the north-side by Northwest 121st Street, on the east-side by Northwest 2nd Avenue, on the south-side by Northwest 119th Street, and on the west-side by Northwest 7th Avenue; in accordance with the Boundary Change Procedure of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

### **BACKGROUND**

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary. The Miami Dade

County Code establishes the procedure by which a municipality may initiate a boundary change to the municipality's existing boundary.

Miami Dade County has established an overall plan which includes the eventual incorporation of all currently unincorporated land areas within the County, which would relieve the County from the costs of providing services to the subject area. In addition, annexation of the subject area would increase the City's tax base in the long run.

**The subject area is a small enclave surrounded by North Miami on three sides, and bordered by 119<sup>th</sup> Street on the South. 119<sup>th</sup> Street is the southern border of the City from NE 2<sup>nd</sup> Avenue to NW 17<sup>th</sup> Avenue. The area consists of 34 acres, contains 111 residential units, 279 electors and is 63% residential.** The subject area is also located within the City of North Miami's water Service area and as such the City currently provides water service to the residents living in this area.

In accordance with Section 20-3, Article 1 of the Miami Dade County Code of Ordinances, in initiating a boundary change, the City would be required to submit, along with certified copies of a resolution along with signatures on a petition requesting the proposed change, a complete report which can include, but is not limited to, the proposed zoning and land use in the area; a list of services; timetable for supplying the services; financing of services; tax load on the area; and assessment of the present and future importance to the economy; if it is determined that the subject area has more than two hundred and fifty resident electors, and the area is more than fifty (50) percent developed residential, then a petition representing 25% +1 of the electorates in agreement, followed by a vote of a majority of the resident electors will be required to approve any boundary change. **Based on our analysis staff believes the proposed annexation will require a petition and election.**

### **CONCLUSION**

Staff is of the opinion that the proposed annexation is in keeping with the goals, objectives and policies of the City Comprehensive plan in that it seamlessly closes off the southern boundary of the City limit and would help to enhance North Miami's fiscal



and economic base; a critical objective for a City approaching build out with little vacant developable land remaining. With the Miami-Dade government center being located 20 miles away and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical to annex the subject area within its boundary. The future residents in turn will have readily available access to North Miami's quality services.

City Administration would therefore require the authorization of the Mayor and Council to expend the resources to solicit a petition prior to the adoption of the necessary resolution supporting a formal application to the County.

### **Attachments**

- 1) Map of Proposed Annexation
- 2) Resolution

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY AND OBTAIN THE REQUIRED PETITIONS TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS THE 'SOUTH ALHAMBRA HEIGHTS ANNEXATION AREA' (PREVIOUSLY REFERRED TO AS AREA 6), BORDERED ON THE NORTH-SIDE BY NORTHWEST 121ST STREET, ON THE EAST-SIDE BY NORTHWEST 2ND AVENUE, ON THE SOUTH-SIDE BY NORTHWEST 119TH STREET, AND ON THE WEST-SIDE BY NORTHWEST 7TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, Policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to, the potential of annexations where necessary; and

**WHEREAS**, the Mayor and City Council desire to annex the subject area known the *South Alhambra Heights Annexation Area* (previously referred to as Area 6), bordered on the north-side by Northwest 121<sup>st</sup> Street, on the east-side by Northwest 2<sup>nd</sup> Avenue, on the south-side by Northwest 119<sup>th</sup> Street, and on the west-side by Northwest 7<sup>th</sup> Avenue, as specifically delineated in the attached "Exhibit A" ("Subject Area"); and

**WHEREAS**, City administration seeks authorization from the Mayor and City Council to proceed with a formal application for annexation and to obtain the required petitions to annex the Subject Area into the City, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

**WHEREAS**, the Mayor and City Council have considered the request by City administration and find that the proposed annexation is in the best interest of the City and that it satisfies the goals, objectives and policies of the Comprehensive Plan.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.**     **Authorization of the City Administration.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City administration to collect data, prepare a formal application for submission to Miami-Dade County and obtain the required petitions to annex into the City of North Miami, an area known as the 'South Alhambra Heights Annexation Area' (previously referred to as Area 6), bordered on the north-side by Northwest 121<sup>st</sup> Street, on the east-side by Northwest 2<sup>nd</sup> Avenue, on the south-side by Northwest 119<sup>th</sup> Street, and on the west-side by Northwest 7<sup>th</sup> Avenue, as specifically delineated in the attached "Exhibit A".

**Section 2.**     **Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of July, 2013.

\_\_\_\_\_  
LUCIE M. TONDREAU  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Lucie M. Tondreau

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

Vice Mayor Marie Erlande Steril

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

Councilperson Scott Galvin

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

Councilperson Carol F. Keys, Esq.

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

Councilperson Philippe Bien-Aime

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)



# Exhibit "A"

## South Alhambra Heights Annexation Area

